

Diane Verona
London Borough of Hillingdon
3 North, Civic Centre
High Street
Uxbridge
Middlesex UB8 1UW

09 July 2019

Dear Diane Verona

74773/APP/2019/1367
28 VICTORIA ROAD, HILLINGDON, HA4 0AB

I refer to your email of 08 July 2019 relating to the above planning application. As requested, I have set out additional information to explain how the proposal relates to, and ultimately complies with, policies of the emerging Local Plan Part 2. I also make reference to the National Planning Policy Framework (2019).

Local Plan Part 2 – Development Management Policies
Revised Proposed Submission Version: October 2015 with Main Modifications (March 2019)

Supporting Text 3.4

3.4 London Plan Policy 2.15: Town Centres (d) states that development proposals in town centres should be in scale with the centre. In ascertaining scale and suitability of the proposal to a centre, consideration should be given to the consistency of proposals with the definition of the centres in Table 3.1 above. All proposals for town centre uses will be expected to comply with other relevant policies in the development plan for Hillingdon. Proposed development should:

- *enhance the town centres offer and be compatible with the nature, scale and function of the centre;*
- *have no deleterious impact on the function and vitality of the centre or on the Borough centres hierarchy;*
- *be in accessible locations or locations that are able to be made accessible by public and active transport; and*
- *in areas of regeneration, contribute positively to wider regeneration objectives.*

RESPONSE:

Table 3.1 lists Ruislip Manor as a Minor Centre, described as typically serving a localised catchment often most accessible by walking and cycling and include local parades and small clusters of shops, mostly for convenience goods and other services. The proposal is consistent with this description, the proposal re-uses an existing single shop unit, and is therefore in-

keeping with the size and scale of the surrounding units and uses. The proposed physiotherapy and yoga studio use is a service which sits comfortably alongside shops, and the other services in the area. It is a use that people could typically combine with other tasks such as shopping, Post Office etc within the Minor Centre. It does not detract from the town centre vitality or viability, and instead actively contributes to it by adding to the variety of services, with particular emphasis on health and fitness that is accessible to the local community. The town centre is an accessible location and serves the surrounding residential community by public transport or active transport such as walking or cycling.

The proposed development is therefore considered to meet the above objectives set out in the emerging Local Plan Part 2.

Policy DMTC 1: Town Centre Developments

A) The Council will support 'main town centre uses' where the development proposal is consistent with the scale and function of the centre. Town centre development will need to demonstrate that:

- i) adequate width and depth of floorspace has been provided for the town centre uses;*
- and*
- ii) appropriate servicing arrangements have been provided.*

RESPONSE:

The proposal is considered to be entirely consistent with the scale and function of the centre. The proposed use occupies an existing single shop unit, in-keeping with other unit sizes throughout this Minor Centre. It will employ a similar number of people as an A1 retail unit. An active frontage will be maintained to remain in-keeping with the rest of the retail frontage – providing visual activity and an indication of the services available within. As a Minor Town Centre with a range of retail, food, and services uses, the addition of a health service complements the existing provision. It will allow people to combine trips to the centre to accommodate shopping etc with a potential physiotherapy appointment or yoga class. Leisure facilities sit well in town centre areas. The proximity to residential areas also makes this an excellent location to meet local need.

The width and depth of the unit remains as existing and is therefore in-keeping with the rest of the centre.

Servicing arrangements remain as existing. The proposed use has minimal servicing requirements compared to some other town centre uses and will not add to any existing highway pressures.

B) Residential use of ground floor premises in primary and secondary shopping areas and in designated parades will not be supported.

RESPONSE:

Residential use is not proposed.

C) Proposals for 'main town centre uses' in out of centre locations will only be permitted where there is no harm to residential amenity.

RESPONSE:

The application site is not an out of centre location.

D) The Council will:

- i) expect proposals for main town centre uses to demonstrate that there are no available or suitable sites in a town centre where an edge of centre or out of centre location is proposed, using a sequential approach; and*
- ii) consider the effect of the proposal, either individually or cumulatively on the vitality and viability of existing town centres. Development proposals in out of centre and edge of centre locations, which exceed 200 sqm of gross retail floorspace, or 1,000 sqm of combined main town centres uses, will require an impact assessment.*

RESPONSE:

The application site is not an edge of centre or out of centre location.

Consistency with Other Local Plan Policies

The proposal is consistent with the policies of the Local Plan. As well as policy DMTC1 above, the proposal complies with design policy DMHB 12 – retaining an active shopfront and remaining visually in-keeping with a retail area and Minor Centre.

Chapter 7 relates to the provision of community, leisure and recreational facilities. It is stated that the Council is committed to supporting development that meets the needs of the Borough's residents. Paragraph 7.8 states that facilities should be located in close proximity to the community they serve and have good public transport accessibility in order to reduce the need to travel long distances, encourage more sustainable modes of transport and help to engender a sense of ownership of the facility by the community. This is considered to contribute to climate change mitigation, improved public health and wellbeing, and community cohesion.

The proposal is located in a designated town centre – it is an accessible location, thus reducing the need to travel and the group activities offered by a yoga studio can help to foster a sense of community and enhance wellbeing within the community. The proposed use would be a positive addition to the town centre, entirely in-keeping with the Council's policy objectives.

The proposal also complies with the saved policies of the Unitary Development Plan (2007) as set out in the covering letter accompanying the application submission.

National Planning Policy Framework 2019

The NPPF states that '*planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.*' (Para 85). Policies should allow town centres to grow and diversify in a way that responds to rapid changes in the retail and leisure industries, and allow a suitable mix of uses.

Chapter 8 focuses on the promotion of healthy and safe communities. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which '*promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other*' and '*enable and support healthy lifestyles, especially where this would address identified local health and well-being needs*' (Para 91). Local planning policies should plan positively for the provision and use of shared spaces, community facilities and other local services to enhance the sustainability of communities. They should also support the delivery of strategies to improve health, social and cultural well-being for all sections of the community.

The proposed change of use complies with the Council's adopted policies and the emerging policies contained in the Local Plan Part 2. In doing so it complies with the requirements of the London Plan (2016). The proposal is also in accordance with the policies, goals and objectives of the National Planning Policy Framework (2019).

I trust that the above information assists in the Council's consideration of the planning application. Should you require any further information please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'G Davis', with a stylized flourish.

Gemma Davis
Planning Consultant
Fuller Long Limited